



CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, August 19, 2014 – 7:30 p.m.
City Hall Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Hemmens at 7:30 p.m.

ROLL CALL

Present: Commissioners Boyce, Edsall, Vice-Chairman Davis, and
Chairman Hemmens

Absent: Commissioner Lusk

Staff Present: Dave Norman, Director
Lisa Kurihara, Deputy City Attorney
Tom Fox, Director of Public Works
Tali Tucker, City Engineer
Carlos Torres, Planning Technician
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Boyce.

MINUTES - Regular meeting of August 5, 2014

There was a MOTION by Commissioner Boyce, a SECOND by Vice-Chairman Davis, to approve the minutes as submitted. The MOTION carried with a vote of 4 – 0 – 1, with Commissioner Lusk absent.

PUBLIC COMMENTS

There were no comments from the public.

DIRECTOR'S REPORT

Due to technical difficulties, the Director Norman gave the Director's Report at this time:

1. The Planning Commission will be meeting with the City Council on August 27th at 6:30 pm to hear a presentation on the Conejo Creek Recirculated Draft EIR and to hear public testimony.
2. The September 2nd Planning Commission meeting will be cancelled.
3. The new Assistant Community Development Director, Joe Vacca, will be arriving on August 27th. He is currently a Principal Planner for the City of Moorpark. Mr. Vacca also has experience with the City of San Dimas. We are looking forward to his arrival.

PUBLIC HEARING

CUP-358, CrossFit Code 4

An application has been received from Corey M. Hubert requesting approval of a conditional use permit for the operation of a commercial recreation use (gymnastics, mobility, and flexibility fitness training center) within an existing industrial building located at 930 Flynn Road in the M-1 (Light Manufacturing) Zone.

Mr. Boyce recused himself from participating in the hearing, stating that he knew the applicant. Mr. Boyce left the dais.

Planning Technician Carlos Torres gave an overview of the project utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Chairman Hemmens asked what type of operation the pest control business is, such as do they have chemicals stored on the site or if it is more of an office environment. Mr. Torres stated that there will be chemicals on site, but they will not be harmful to people, and that they are currently working under fire department standards.

Commissioner Edsall asked who the users are right next door to the CrossFit. Mr. Torres said that there are only two uses currently in the building: One in Suite A, which is far from the CrossFit facility, and the second is the pest control, which is almost in the middle of the building. The rest of the units are currently vacant.

There were no further Commission comments.

Chairman Hemmens OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

There was no public comment.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Hemmens called for discussion from the Commission.

Commissioner Edsall said that he thinks it is a good place to have that use.

Vice-Chairman Davis said that he feels that the use is compatible with the area. He said that with the scheduled classes and limited enrollment, the parking will be even more controlled than at a gym.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-20, approving a request for a conditional use permit by Corey M. Hubbard for the operation of a commercial recreation use, gymnastics, mobility, and flexibility fitness training center within an existing industrial building, further described at CUP-358. It was MOVED by Commissioner Edsall, SECONDED by Vice-Chairman Davis, to waive further reading and adopt. With a vote of 4 – 0 – 1 - 1, with Commissioner Boyce abstaining and Commissioner Lusk absent, the MOTION CARRIED.

Commissioner Boyce returned then to his seat at the dais.

PUBLIC HEARING

Flood Damage Protection Variance, Western Pacific Housing

Western Pacific Housing (WPH) has obtained all required approvals to develop Tract 5367-4 and Tract 5368-4 within the Village at the Park located at the intersection of Pleasant Valley Road and Bridgehampton Way. In addition, WPH has pending approval of a FEMA (Federal Emergency Management Agency) Letter of Map Revision (LOMR) that is expected to become effective by the end of the year. This is the result of WPH and the Ventura County Watershed Protection District (VCWPD) working together to complete the widening of Calleguas Creek. Upon the effective date of the LOMR, Village at the Park and Woodside Greens would be removed from the Special Flood Hazard Area (SFHA). WPH is requesting a variance to build homes prior to the effective date of the LOMR because the creek improvements are completed, and the SFHA risk has been removed. The Planning

Commission may consider this request under Article V (Variance and Exemption Procedures) of Chapter 16.34, "Flood Damage Protection," of the Camarillo Municipal Code (CMC).

Public Works Director Tom Fox gave an overview of the request utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Commissioner Edsall commented that he is satisfied with how the City addressed the issue.

Mr. Boyce asked if it was considered that the ordinance was written appropriately, as he could not find where it says that the wait is from the effective date of the letter, as opposed to the approval of the letter. Mr. Fox responded that when the ordinance was written, it was more with general guidance in mind, and the idea being that the line has been crossed where the risk has been removed, and without further clarifications, the FEMA definitions were used, which is the "approved" versus the "effective". He said that conceptually, the intent of the guidelines are being met.

Chairman Hemmens asked if the requirement for the two home builders would be that they need to pay for the flood insurance for the residents in Woodside Greens, or simply the residents in the new homes that they will be building. Mr. Fox responded that it will be just for the new homes that they will be building, because they are not changing or impacting the situation for the ones that are already there.

Chairman Hemmens asked if that requirement would only be for the period until FEMA signs off on the revision of the map; Mr. Fox concurred.

Chairman Hemmens asked how the bond amount of \$300,000 was decided. Mr. Fox said that they looked at how much it would cost to buy flood insurance for five years, figuring it would be more than ample time to address a concern with FEMA.

Chairman Hemmens OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

John Scull, representative of D.R. Horton/Western Pacific Housing: Mr. Scull thanked staff for their support and stated that staff was very proactive in stepping up and helping. He made himself available for any questions.

Jake Persons, representative of Standard Pacific Homes: Mr. Persons thanked staff and said they were looking forward to building homes.

There were no further public comments.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Hemmens called for discussion from the Commission.

It was MOVED by Commissioner Edsall, SECONDED by Vice-Chairman Davis, to approve the flood damage protection variance. With a vote of 4 – 0 – 1, with Commissioner Lusk absent, the MOTION CARRIED.

PUBLIC COMMENTS

There was no public comment.

COMMISSION COMMENTS

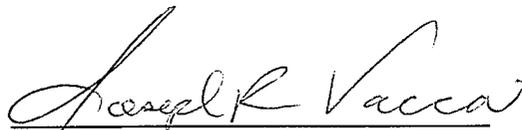
Commissioner Edsall asked for confirmation that the Planning Commission will not be meeting on September 2, 2014. Director Norman confirmed that there would be no meeting.

There was no further Commission comments.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 8:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joseph R. Vacca". The signature is written in black ink and is positioned above a horizontal line.

Secretary of the Commission

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